PROJECT DATA

GENERAL BUILDING DATA

	EXISTING	PROPOSED
PROPERTY SQUARE FOOTAGE	3,360 SF PER SURVEYED BOUNDARYS	
MAX. ALLOWABLE LOT COVERAGE	2,352 SF (70%)	
LOT COVERAGE	1,960 SF	2,195 SF (65.4%)
GROSS SQUARE FOOTAGE	5,580 SF	11,930.1 SF
BUILDING HEIGHT	24'-7" (+/-)	50'-0"
OCCUPANCY TYPE	BUSINESS (B)	BUSINESS (B) + MULTI-FAM. RES (R-2)
SPRINKLERS	FULLY SPRINKLERED	FULLY SPRINKLERED
DWELLING UNITS	0	9
CONSTRUCTION TYPE	N/A	VA

PROPOSED LOT COVERAGE BREAKDOWN

COVERED AREA & FRONT PORCH	N/A
TOTAL BUILDING FOOTPRINT	2,195 SF
PORTION OF REAR PORCH / DECKS	0 SF
TOTAL PROPOSED LOT COVERAGE	**2,182.65 SF (64.9%)**

PROPOSED FAR BREAKDOWN

MAXIMUM ALLOWABLE PRINCIPAL FAR:	2.5 (8,400)	
MAXIMUM ALLOWABLE PENTHOUSE FAR:	0.4 (1,344)	
MAXIMUM ALLOWABLE COMMERCIAL FAR:	1.5 (5,040)	
CONTRIBUTING AREAS PER FLOOR:	RESIDENTIAL	COMMERCIAL
CELLAR	N/A	N/A
1st FLOOR	933.7 SF	864.5 SF
2nd FLOOR	1,135 SF	1,057.5 SF
3rd FLOOR	2,195 SF	
4th FLOOR	2,195 SF	
PH	1,310 SF	
TOTAL PRINCIPAL FAR:	**6,458.7 SF** (8,400 ALLOWABLE)	**1,922 SF** (5,040 ALLOWABLE)
TOTAL PENTHOUSE FAR:	**1,317.5 SF** (1,344 ALLOWABLE)	

PROPOSED GROSS SQUARE FOOTAGE BREAKDOWN

	EXISTING	PROPOSED
CELLAR	1,960 SF	2,229.4 SF
1ST FLOOR	1,960 SF	1,798.2 SF
2ND FLOOR	1,960 SF	2,195 SF
3RD FLOOR	---	2,195 SF
4TH FLOOR	---	2,195 SF
PENTHOUSE	---	1,317.5 SF
TOTAL W/O CELLAR / PENTHOUSE	3,920 SF	**8,383.2 SF**
TOTAL GROSS SQUARE FOOTAGE	5,880 SF	**11,930.1 SF**

PROJECT INFORMATION

PROJECT ADDRESS	1114 h ST NE WASHINGTON, DC 20002
OWNER	1114 H ST. NE LLC
ARCHITECTURAL DESIGNER	DZ ARCHITECTURE, LLC 1140 3RD ST NE STE 2156 WASHINGTON, DC 20002
ARCHITECT	MR. MATTHEW GEISS
STRUCTURAL ENGINEER	FMC ENGINEERING
MECHANICAL ENGINEER	KK ENGINEERING
ELECTRICAL ENGINEER	KK ENGINEERING
PLUMBING ENGINEER	KK ENGINEERING
CIVIL ENGINEER	Sera Engineered

GENERAL ZONING DATA

SQUARE	0981
LOT	0126
ZONED DISTRICT	NC-16
ZONED OVERLAY	N/A
FRONT YARD SETBACK	N/A
REAR YARD SETBACK	15 FT.
SIDE YARD SETBACK	N/A (ROW UNIT)
MAXIMUM BUILDING HEIGHT	50 FT.
LOT OCCUPANCY	70 %
FLOOR AREA RATIO	2.5
PENTHOUSE HEIGHT	N/A
GREEN AREA RATIO	0.3

BUILDING CODES

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
2017 DISTRICT OF COLUMBIA FIRE CODE
2017 DISTRICT OF COLUMBIA MECHANICAL CODE
2017 DISTRICT OF COLUMBIA PLUMBING CODE
2015 ICC CODES AND 2011 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL BUILDING CODE

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CODE TABLES

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade 1 installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation ≥ R3.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A[d]	B	A[d]	B	HT	A[d]	B
Primary structural frame[g] (see Section 202)	3[a]	2[a]	1	0	1	0	HT	1	0
Bearing walls Exterior[f, g] Interior	3 3[a]	2 2[a]	1 1	0 0	2 1	2 0	2 1/HT	1 1	0 0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior[e]	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	$1\frac{1}{2}$[b]	1[b,c]	1[b,c]	0[c]	1[b,c]	0	HT	1[b,c]	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
e. Not less than the fire-resistance rating required by other sections of this code.
f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
g. Not less than the fire-resistance rating as referenced in Section 704.10.

TABLE R402.4.1.2
MAXIMUM ALLOWED AIR LEAKAGE RATES

	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH50	3 ACH50
Dwelling units in Multifamily buildings 3 stories and less	.30 CFM50/SF enclosure area of each unit or 3 ACH50	.30 CFM50/SF enclosure area of each unit or 3 ACH50

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

Fenestration *U*-Factor[b]	0.30 *U*-Factor
Skylight[b] *U*-Factor	0.55 *U*-Factor
Glazed Fenestration SHGC[b]	0.40 Solar Heat Gain Coefficient (SHGC)
Ceiling	R-49
Wood Frame Wall and Rim Joists	R-19 in cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
Mass Wall[c]	R-15 continuous on the exterior, **or** R-20 continuous on the interior
Frame Floor	R-25 + R-5 continuous
Elevated Slab	R-15 continuous
Basement Wall	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
Slab on Grade[d]	R-10 perimeter insulation for a depth of 2 ft.
Conditioned Crawlspace Wall	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous

For SI: 1 foot = 304.8 mm.
a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge *R*-values for heated slab.

*AIR LEAKAGE TESTING:

EACH DWELLING UNIT SHALL COMPLY WITH TABLE R402.4.1.2. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE APPROVED THIRD PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
APPROVED SAMPLING PROTOCOLS APPROVED BY THE CODE OFFICIAL MAY BE USED.

H ST. RESIDENCES
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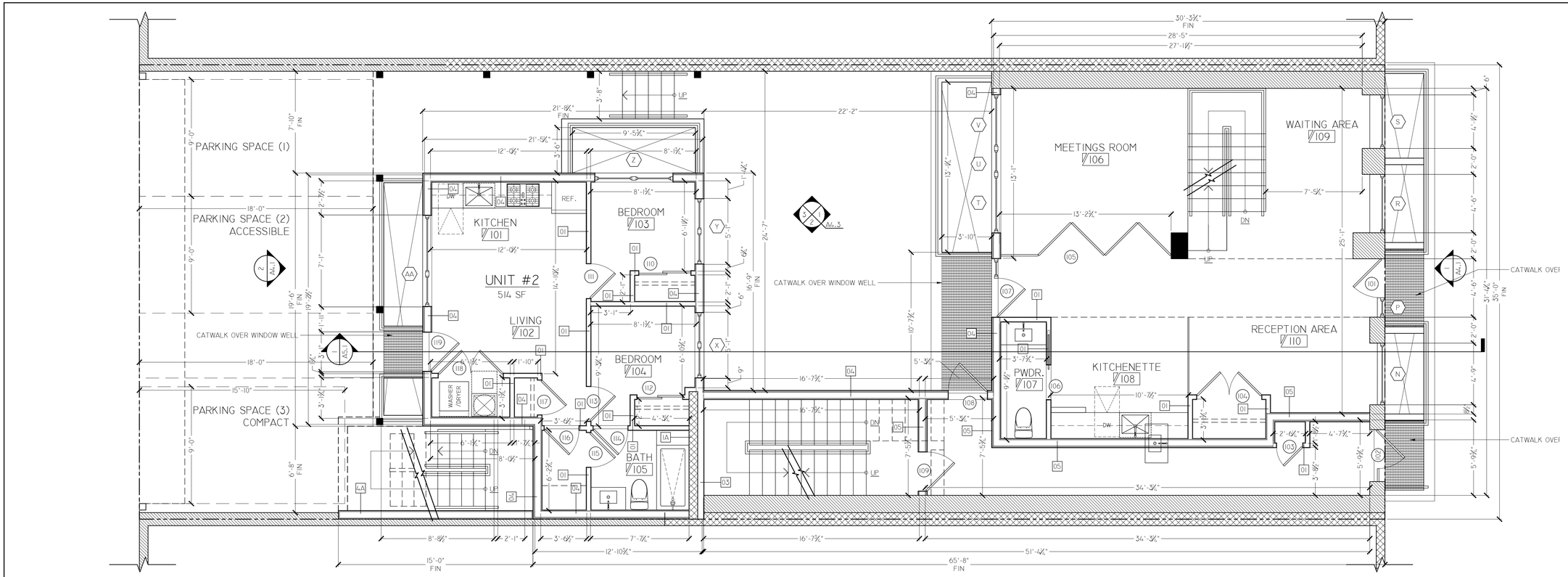
MATTHEW L. GEISS
#021381
LICENSED ARCHITECT

DRAWN BY:	CHECKED BY:
FC	MD

ZONING INFORMATION

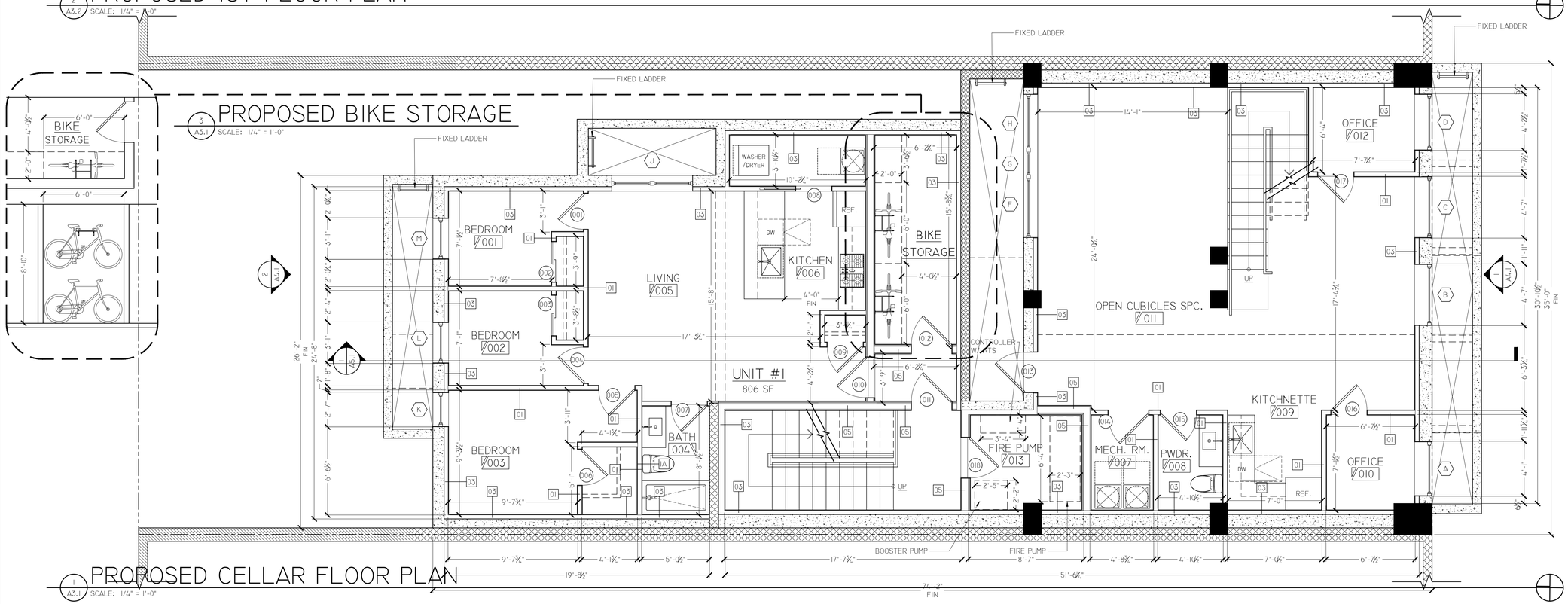
G1.2

JULY 16, 2021



PROPOSED IST FLOOR PLAN

2 A3.2 SCALE: 1/4" = 1'-0"



PROPOSED BIKE STORAGE

3 A3.1 SCALE: 1/4" = 1'-0"

PROPOSED CELLAR FLOOR PLAN

1 A3.1 SCALE: 1/4" = 1'-0"

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LICENSED
ARCHITECT

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PROPOSED CELLAR & 1ST FLR. PLANS

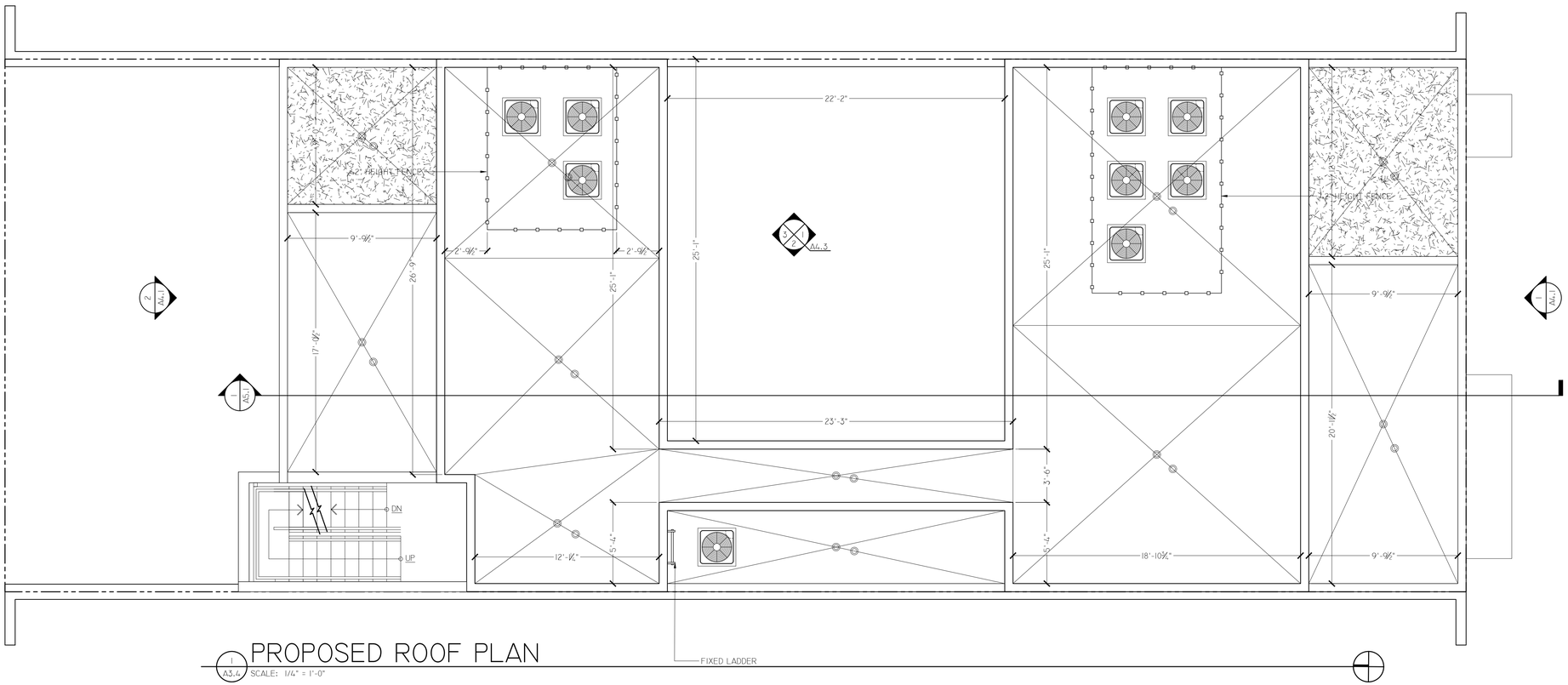
A3.1

JULY 16, 2021

CLOSED COURT CALCULATIONS:
ALL CLOSED COURT DIMENSIONS ARE CONFORMING TO TITLE II SUBTITLE H
CHAPTER. 907

MIN. WIDTH: 4" PER 1 FT OF HEIGHT = 4" PER 50.0' =16.66' =16'-7" (15'-0" MIN)
MIN PROPOSED WIDTH = 22'- 2"

MIN. AREA 2x $(16.66')^2$ = 555.1 SF (350 SF MIN)
PROPOSED COURT AREA = 557 SF



1 A3.4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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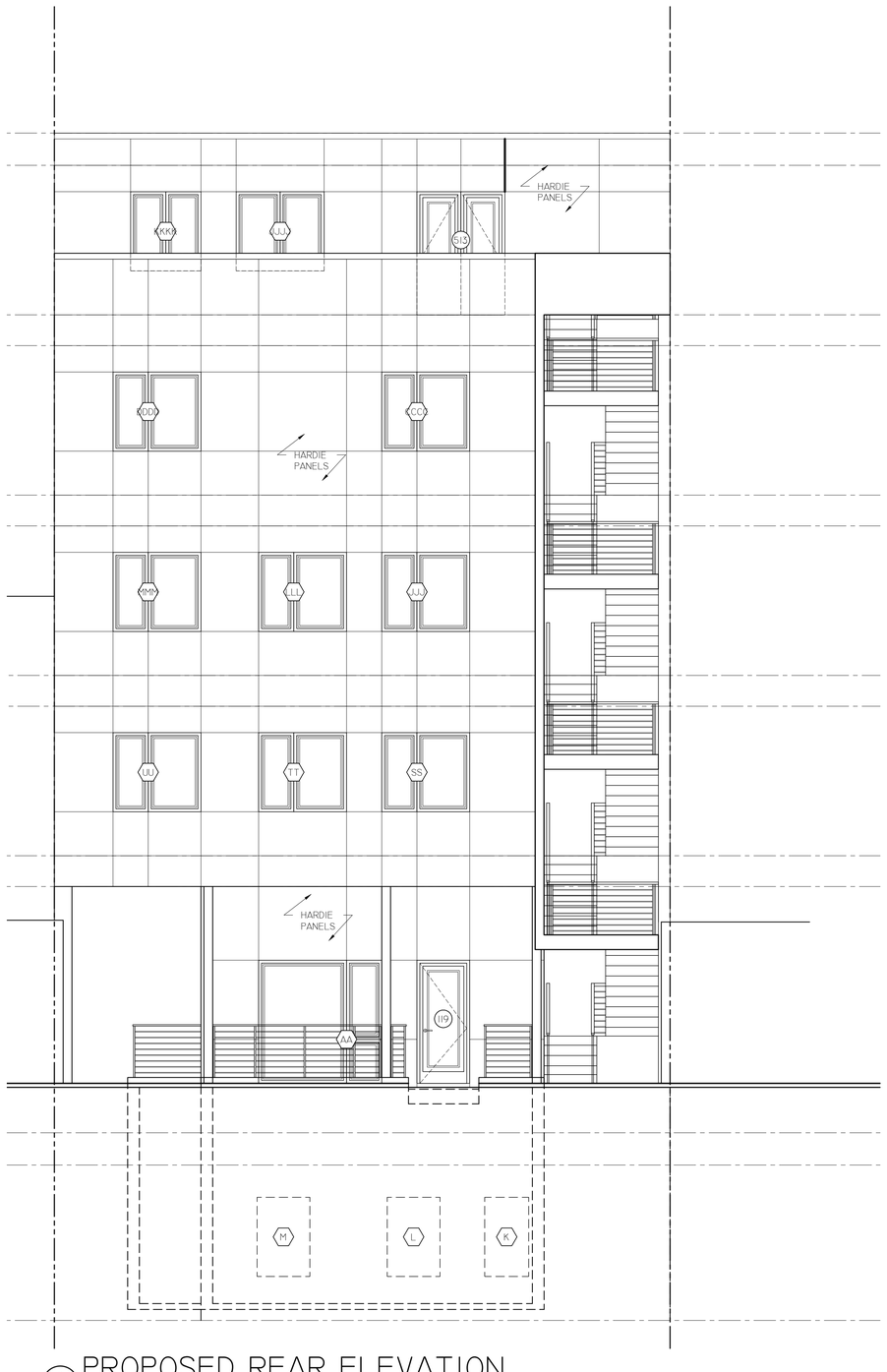
102381
LICENSED
ARCHITECT

DRAWN BY:	CHECKED BY:
FC	MD

PROPOSED ROOF PLAN

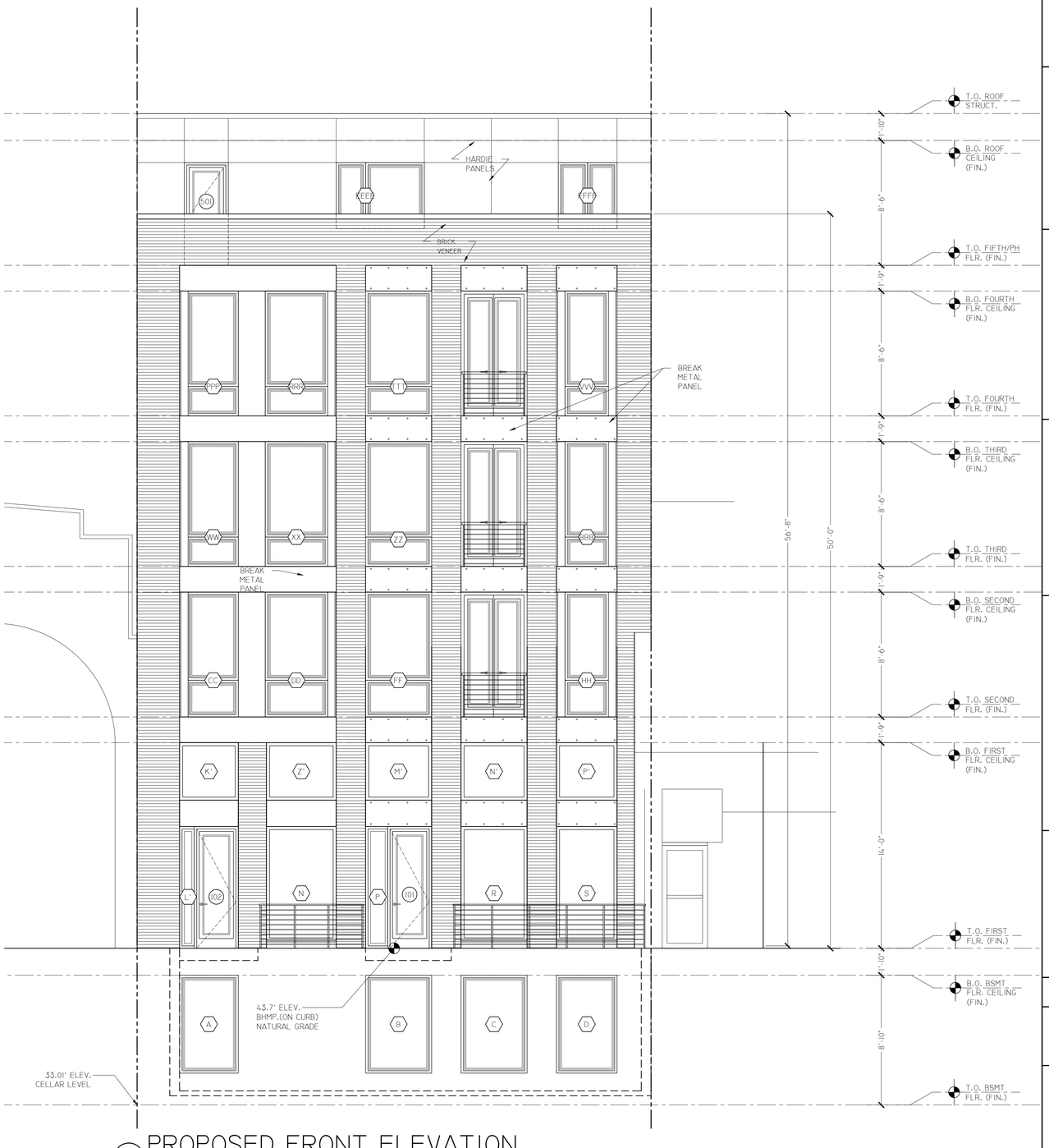
A3.4

JULY 16, 2021



2 A4.1 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 A4.1 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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PROPOSED FRONT & REAR ELEVATIONS

A4.1

JULY 16, 2021